| 126.0 | 0003 | 0013.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,009,200 / 1,009,200 |
| | | | | | USE VALUE: | 1,009,200 / 1,009,200 |
| | | | | | ASSESSED: | 1,009,200 / 1,009,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | BAILEY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | 864 MASS AVENUE LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 180 MASS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARVELLI WILLIAM S & MARGARET - |
| Owner 2: | WILLIAM & MARGARET CARVELLI TR - |
| Street 1: | 1790 CEDAR LANE |
| Twn/City: | VERO BEACH |
| St/Prov: | FL Cntry: |
| Postal: | 32963 |

## NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1920, having primarily Aluminum Exterior and 2251 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B4 | VEH OR BU | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 6500.000 | 455,700 | | 553,500 | 1,009,200 |
| Total Card | 0.149 | 455,700 | | 553,500 | 1,009,200 |
| Total Parcel | 0.149 | 455,700 | | 553,500 | 1,009,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.29 /Parcel: 448.29

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 81039

**GIS Ref**

**GIS Ref**

**Insp Date** 04/11/18

!9754!

## PREVIOUS ASSESSMENT

**Parcel ID** 126.0-0003-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 105 | FV | 455,700 | 0 | 6,500. | 553,500 | 1,009,200 | | Year end | 12/23/2021 |
| 2021 | 105 | FV | 435,100 | 0 | 6,500. | 553,500 | 988,600 | | Year End Roll | 12/10/2020 |
| 2020 | 105 | FV | 435,100 | 0 | 6,500. | 553,500 | 988,600 | 988,600 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 357,900 | 0 | 6,500. | 584,300 | 942,200 | 942,200 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 357,900 | 0 | 6,500. | 430,500 | 788,400 | 788,400 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 337,000 | 0 | 6,500. | 412,100 | 749,100 | 749,100 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 337,000 | 0 | 6,500. | 381,300 | 718,300 | 718,300 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 284,600 | 0 | 6,500. | 319,800 | 604,400 | 604,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 09:34:11 |

**LAST REV**

| Date | Time |
|---|---|
| 11/30/21 | 08:59:51 |
| jorourke | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 9754

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARVELLI WILLIA | 78926-66 | 1 | 10/15/2021 | | 1,350,000 | No | No | | |
| CARVELLI WILLIA | 73226-59 | 1 | 9/4/2019 | Convenience | 1 | No | No | | |
| CARVELLI WILLIA | 64869-382 | | 2/3/2015 | Convenience | 1 | No | No | | |
| CARVELLI MARGAR | 57380-352 | | 8/31/2011 | Convenience | 1 | No | No | | |
| CARVELLI WILLIA | 27911-404 | | 11/26/1997 | Family | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/28/2001 | 710 | Re-Roof | 6,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/30/2021 | SQ Returned | JO | Jenny O |
| 11/10/2021 | SQ Mailed | MM | Mary M |
| 4/11/2018 | MEAS&NOTICE | CC | Chris C |
| 12/3/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/30/1999 | Inspected | 267 | PATRIOT |
| 11/17/1999 | Mailer Sent | | |
| 11/2/1999 | Measured | 263 | PATRIOT |
| 10/31/1997 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 81039 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 6500 | | Sq. Ft. | Site | | 0 | 90. | 0.95 | 10 | | | | | | | | | 553,498 | | | | | | 553,500 | |

| Total AC/HA: | 0.14922 | Total SF/SM: | 6500 | Parcel LUC: | 105 | Three Fam. | Prime NB Desc | ARLINGTON | Total: | 553,498 | Spl Credit | | Total: | 553,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 3 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | C - Com Locatio | 5.0 | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 34.45 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.13476455 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 191.936 |
| Other Features: | 145395 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 695168 |
| Depreciation: | 239485 |
| Depreciated Total: | 455683 |

## COMMENTS

3 UNITS 2, 4 RM APTS A 1 STUDIO OUT BACK ZONED COMM. Sink in BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

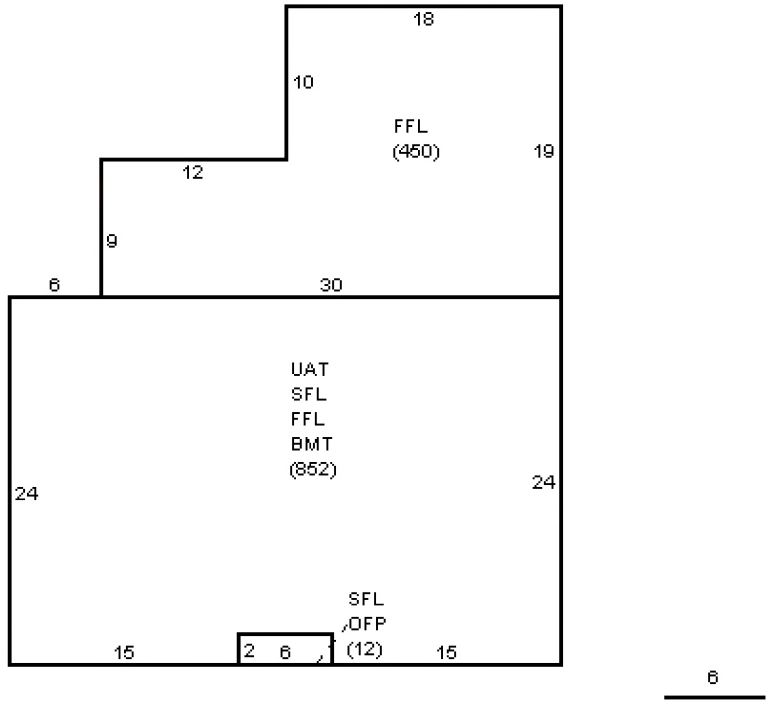
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 4 | 1 | |
| 1 | 1 | 1 | |
| Totals | | | |
| 3 | 9 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,302 | 191.940 | 249,900 |
| SFL | Second Floor | 864 | 191.940 | 165,833 |
| BMT | Basement | 852 | 57.580 | 49,059 |
| UAT | Upper Attic | 213 | 99.810 | 21,259 |
| OFP | Open Porch | 12 | 43.780 | 525 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,243 | | | Total: | 486,576 |
| Size Ad | 2166 | Gross Area | 3882 | FinArea | 2251 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 40 | C | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 211.13 |
| Special Features: | 0 | Val/Su Net: | 140.52 |
| Final Total: | 455700 | Val/Su SzAd | 210.39 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

126.0-0003-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1980 | 0.00 | T | 31.2 | 105 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|